



Highfield Green, Epping

O.I.E.O £520,000



MILLERS  
ESTATE AGENTS



**\* ATTRACTIVE MIDDLE TERRACE HOME \* OPEN PLAN LIVING AREA \* GROUND FLOOR CLOAKROOM \* GARAGE EN-BLOC \* SHORT WALK TO HIGH STREET & STATION \* POPULAR LOCATION \***

Nestled in the sought-after Highfield Green of Epping, this charming terraced house is a gem waiting to be discovered. Boasting two reception rooms and three cosy bedrooms, this property offers a perfect blend of comfort and style.

As you step inside, you are greeted by a stunning open-plan living area that exudes contemporary elegance. The ground floor features a front lounge, a sleek white high gloss kitchen with integrated appliances, a breakfast area, and a rear reception area currently used as a study. The bifold doors at the back of the house not only flood the space with natural light but also offer seamless access to the rear garden, perfect for enjoying a cup of tea on a sunny afternoon. In addition there is a ground floor cloakroom and entrance porch.

Upstairs, you'll find three inviting bedrooms and a modern tiled shower room. The master bedroom is a true sanctuary with fitted wardrobes along one wall, providing ample storage space for your belongings. Outside, the property continues to impress with a small front garden adding to its curb appeal, while the rear garden boasts an artificial lawn for easy maintenance and a handy garden shed for storage. With a garage en-bloc for parking for one vehicle and close proximity to all amenities, this property offers a lifestyle of comfort and ease.

Highfield Green is conveniently placed for the High Street, Bell Common and arable farmland can be found opposite with parts of Epping Forest being just a short walk away. Epping Town offers excellent local schooling; Epping St Johns (ESJ), Epping Primary School, Ivy Chimneys and Coopersale Hall School. Epping has a Tube Station on the Central Line serving London and great transport links on the M25 at Waltham Abbey, the M11 at Hastingwood or the A414 to Chelmsford.







**Front Entrance Porch**

**Ground Floor Cloakroom**

**Front Lounge**

16'8 x 14'11 (5.08m x 4.55m)

**Kitchen/Breakfast Area**

14'11 13'3 (4.55m 4.04m)

**Study/Rear Reception Room**

13'8 x 8'8 (4.17m x 2.64m)

**First Floor Landing**

**Bedroom One**

13'2 x 8'7 (4.01m x 2.62m)

**Bedroom Two**

14'4 x 8'7 (4.37m x 2.62m)

**Bedroom Three**

11'3 x 6'2 (3.43m x 1.88m)

**Bathroom**

**Exterior**

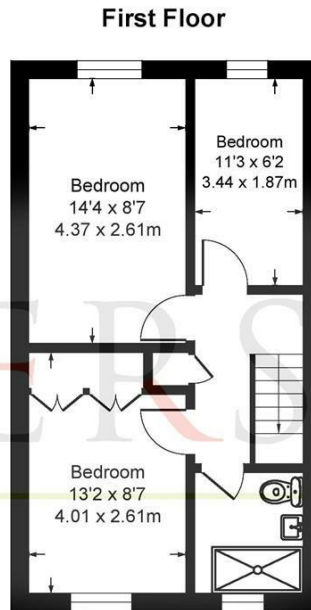
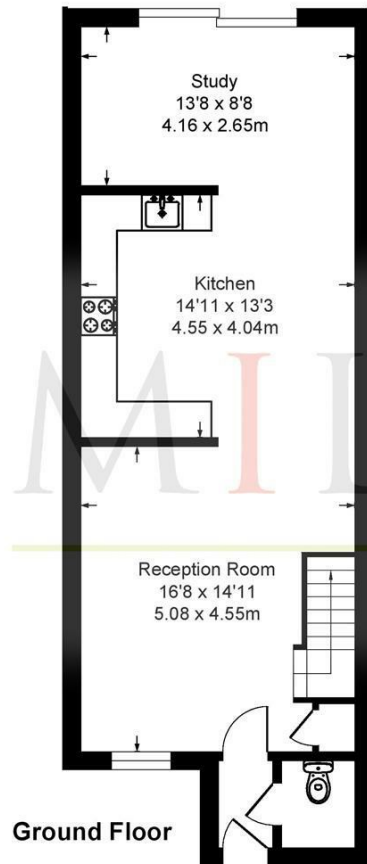
**Front Garden**

**Rear Garden**

**Garage**

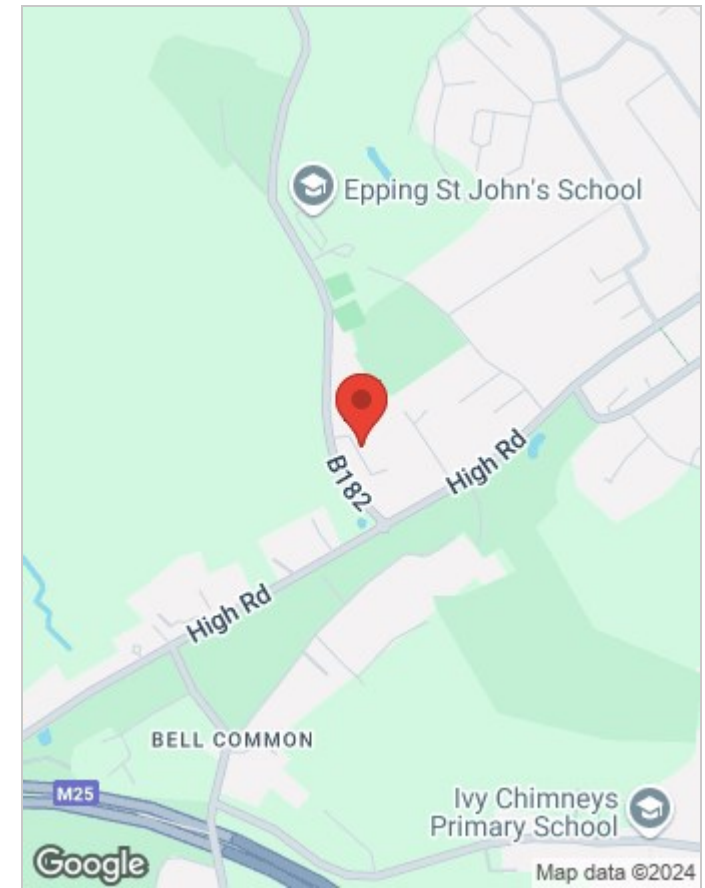






**Approximate Gross Internal Area  
1052 sq ft - 98 sq m**

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage Plan produced using PlanUp.



## Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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